

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 12, 2020
LOS ANGELES CITY COUNCIL CHAMBERS
200 NORTH SPRING STREET, ROOM 340
LOS ANGELES, CA 90012

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:35 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David H. Ambroz, Caroline Choe, Helen Leung, Karen Mack and Dana Perlman in attendance.

Commissioners Marc Mitchell and Veronica Padilla-Campos were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Deputy Director, Arthi L. Varma, Deputy Director and John Fox, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commission Office Manager and Denise Otero, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- John Fox, Deputy City Attorney, updated the Commission on the Beverly Hills/Beverly Grove vs City of Los Angeles case, which was a CEQA challenge to the City’s Home Sharing Ordinance. The court ruled in favor of the City.
- There were no requests made by any of the Commissioners.
- Minutes of Meeting:
Commissioner Khorsand moved to approve the Minutes of Meeting January 9, 2020, January 23, 2020 and February 13, 2020. Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Khorsand
Second: Choe
Ayes: Ambroz, Leung, Mack, Millman, Perlman
Absent: Mitchell, Padilla-Campos

Vote: 7 – 0

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsiderations.

**ITEM NOS. 5a and 5b
CONSENT CALENDAR****MOTION:**

Commissioner Millman moved to approve the consent calendar. The action was seconded by Commissioner Ambroz:

CPC-2019-4939-CU

CEQA: ENV-2019-4940-CE

Plan Area: Northridge

Council District: 12 – Lee

Last Day to Act: 04-06-20

PUBLIC HEARING – Completed January 21, 2020

PROJECT SITE: 18827 West Roscoe Boulevard and 8316 North Wilbur Avenue

PROPOSED PROJECT:

The change of use from a religious institutional facility to a public charter high school (Valley International Preparatory High School) serving grades 9-12, with a maximum enrollment of 500 students. The Project includes tenant improvement work and the addition of a new elevator and associated machine room totaling 124 square feet. The school will occupy 20,904 square feet of floor area within four existing buildings to include 15 classrooms, offices, and a multi-purpose room. The Project will include parking for 96 automobiles and 20 bicycles in a surface parking lot. The school will have regular hours of operation from 8:00 a.m. to 6:00 p.m. Monday through Friday.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code, a Conditional Use to permit the use, operation, and maintenance of a public charter high school in the RA-1 Zone;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated March 11, 2020; and
4. Adopt the Findings.

CPC-2019-7615-DB-CU-SIP

CEQA: N/A

Plan Area: Southeast Los Angeles

Council District: 9 – Curren D. Price, Jr.

Last Day to Act: 04-15-20

PUBLIC HEARING – Completed February 19, 2020**PROJECT SITE:** 4219 – 4227 South Broadway**PROPOSED PROJECT:**

Demolition of existing improvements, including a commercial building and surface parking lot, and the construction of a new residential project with 87 dwelling units for low-income households. The Project includes construction of a seven-story, 80 foot tall building with a total floor area of approximately 48,500 square feet and an FAR of 3.8:1. The Project will include 73 bicycle parking spaces and 6,525 square feet of open space. The Project will be a 100 percent affordable housing project.

1. Determine, pursuant to California Government Code Section 65913.4, a ministerial review of a Streamlined Infill Project for a development that satisfies all of the objective planning standards of Government Code Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b) and (c);
2. Determine, pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
3. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a ministerial review of a Conditional Use for a 172 percent increase in density over the project site, for 87 dwelling units in lieu of the otherwise permitted base density of 32 dwelling units;
4. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of a Density Bonus Compliance Review, for a project totaling 87 dwelling units, including 87 dwelling units for Low Income household occupancy for a period of 55 years, with the following three On- and Off-Menu Incentives:
 - a. An On-Menu Incentive for the reduction of a side yard setback by up to 20 percent to allow a side yard setback of eight feet in lieu of ten feet;
 - b. An On-Menu Incentive for the reduction of a side yard setback by up to 20 percent to allow a side yard setback of eight feet in lieu of ten feet; and
 - c. An Off-Menu Incentive to allow a 3.8:1 FAR in lieu of the otherwise 1.5:1 permitted by the LAMC;
5. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following Waiver of Development Standards:
 - a. A 25 percent reduction in required open space for 6,525 square feet of open space in lieu of 8,700 square feet otherwise required by LAMC Section 12.21 G;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

Moved: Millman

Second: Ambroz

Ayes: Choe, Khorsand, Leung, Mack, Perlman

Absent: Mitchell, Padilla-Campos

Vote: 7 – 0

MOTION PASSED

CPC-2019-4908-DB-SPR
CEQA: ENV-2019-4909-CE
Plan Area: San Pedro

Council District: 15 – Buscaino
Last Day to Act: 03-31-20

PUBLIC HEARING – Completed January 16, 2020

PROJECT SITE: 1309 – 1331 South Pacific Avenue

IN ATTENDANCE:

Connie Chauv, City Planner and Michelle Singh, Senior City Planner, representing the Department; and Jonathan Lonner, representing the Applicant.

MOTION:

Commissioner Millman moved to continue the item to a date certain of April 23, 2020. Commissioner Perlman seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Perlman
Ayes: Ambroz, Choe, Khorsand, Leung, Mack
Absent: Mitchell, Padilla-Campos

Vote: 7 – 0

MOTION PASSED

ITEM NO. 06

CPC-2015-4557-MCUP-CUX-TDR-SPR-DD
CEQA: ENV-2015-4558-EIR; SCH No. 2016061048
Plan Area: Central City
Related Case: VTT-73966-CN-1A

Council District: 14 – Huizar
Last Day to Act: 03-12-20
Continued from: 02-13-20

PUBLIC HEARING – Completed October 10, 2019

PROJECT SITE: 813 – 815 West Olympic Boulevard; 947 – 951 South Figueroa Street

IN ATTENDANCE:

Sergio Ibarra, City Planner and Debbie Lawrence, Senior City Planner representing the Department.

MOTION:

Commissioner Millman moved to continue the item to a date certain of April 23, 2020. Commissioner Perlman seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Perlman
Ayes: Ambroz, Choe, Khorsand, Leung, Mack
Absent: Mitchell, Padilla-Campos

Vote: 7 – 0

MOTION PASSED

ITEM NO. 7**CPC-2014-4856-DB**

CEQA: ENV-2019-7400-CE

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 03-13-20

PUBLIC HEARING REQUIRED**PROJECT SITE:** 10306 – 10330 Santa Monica Boulevard**IN ATTENDANCE:**

Bradley Furuya, City Planning Associate and Michelle Singh, Senior City Planner, representing the Department; and Dale Goldsmith, representing the Applicant.

MOTION:

Commissioner Millman moved to continue the item to a date certain of April 23, 2020. Commissioner Leung seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Leung

Ayes: Ambroz, Choe, Khorsand, Mack, Perlman

Absent: Mitchell, Padilla-Campos

Vote: 7 – 0**MOTION PASSED**

ITEM NO. 8**CPC-2017-3251-TDR-MCUP-SPR**

CEQA: ENV-2016-4630-EIR; SCH. No. 2017121047

Plan Area: Central City

Related: VTT-74531-CN and ZA-2017-4845-ZAI

Council District: 14 – Huizar

Last Day to Act: 3-30-20

PUBLIC HEARING – Completed January 15, 2020**PROJECT SITE:** 1033 – 1057 South Olive Street**IN ATTENDANCE:**

Johnny Le, Planning Assistant, Milena Zasadzien, City Planner, and Debbie Lawrence, Senior City Planner, representing the Department; and Ryan Leaderman, representing the Applicant.

MOTION:

Commissioner Millman moved to continue the item to a date certain of May 14, 2020. Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Mack

Ayes: Ambroz, Choe, Khorsand, Leung, Perlman

Absent: Mitchell, Padilla-Campos

Vote: 7 – 0

MOTION PASSED

ITEM NO. 9**DIR-2019-4004-DB-1A**

CEQA: ENV-2019-4005-CE

Plan Area: West Los Angeles

Council District: 11 – Bonin

Last Day to Act: 03-20-20

PUBLIC HEARING REQUIRED**PROJECT SITE:** 1721 – 1723 Colby Avenue**IN ATTENDANCE:**

Connie Chauv, City Planner and Michelle Singh, Senior City Planner, representing the Department.

MOTION:

Commissioner Millman moved to continue the item to a date certain of April 23, 2020. Commissioner Ambroz seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Ambroz

Ayes: Choe, Khorsand, Leung, Mack, Perlman

Absent: Mitchell, Padilla-Campos

Vote: 7 – 0**MOTION PASSED**

ITEM NO. 10**DIR-2018-5925-TOC-1A**

CEQA: ENV-2018-5926-CE

Plan Area: South Los Angeles

Council District: 10 – Wesson, Jr.

Last Day to Act: 03-12-20

PUBLIC HEARING REQUIRED**PROJECT SITE:** 1537 South Wilton Place**IN ATTENDANCE:**

Helen Jadali, Planning Assistant, Sergio Ibarra, City Planner and Debbie Lawrence, Senior City Planner, representing the Department.

MOTION:

Commissioner Millman moved to continue the item to a date certain of April 23, 2020. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Khorsand

Ayes: Ambroz, Choe, Leung, Mack, Perlman

Absent: Mitchell, Padilla-Campos

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 8:52 a.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

APR 23 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**